

REZONING REPORT

▶ **FILE #:** 5-Q-26-RZ

AGENDA ITEM #: 41

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** JOHN LAMB

OWNER(S): John Lamb

TAX ID NUMBER: 62 02303 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 123 CASH RD

▶ **LOCATION:** West side of Cash Rd, north of Asheville Hwy

▶ **APPX. SIZE OF TRACT:** 2.01 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Cash Road, a local street with a pavement width which varies between 17.5 ft and 18.5 ft within a right-of-way which varies between 40 ft and 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River, Sinking Creek East

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶
EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Rural residential - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on medium and large rural lots interspersed with agricultural uses and forested land.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have largely been residential in nature, consisting of single-family dwellings on a wide range of lot sizes and a 111-townhouse subdivision that is under construction just southeast of the site.
2. Rezoning trends in the surrounding area have primarily been concentrated along Asheville Highway to the south, transitioning from the A (Agricultural) zone to the PR (Planned Residential) with up to 4.5 to 12 du/ac and CA (General Business) zones.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The uses allowed in the RA zone are compatible with the residential development along Cash Road, which consists of dwellings on lots ranging from 20,000 sq ft to multiple acres.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The subject property is on a septic system. The RA zone requires a minimum lot area of 20,000 sq ft for properties that are not served by a sanitary sewer system.
2. The RA zone is considered a low-density residential zone and is not expected to negatively impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

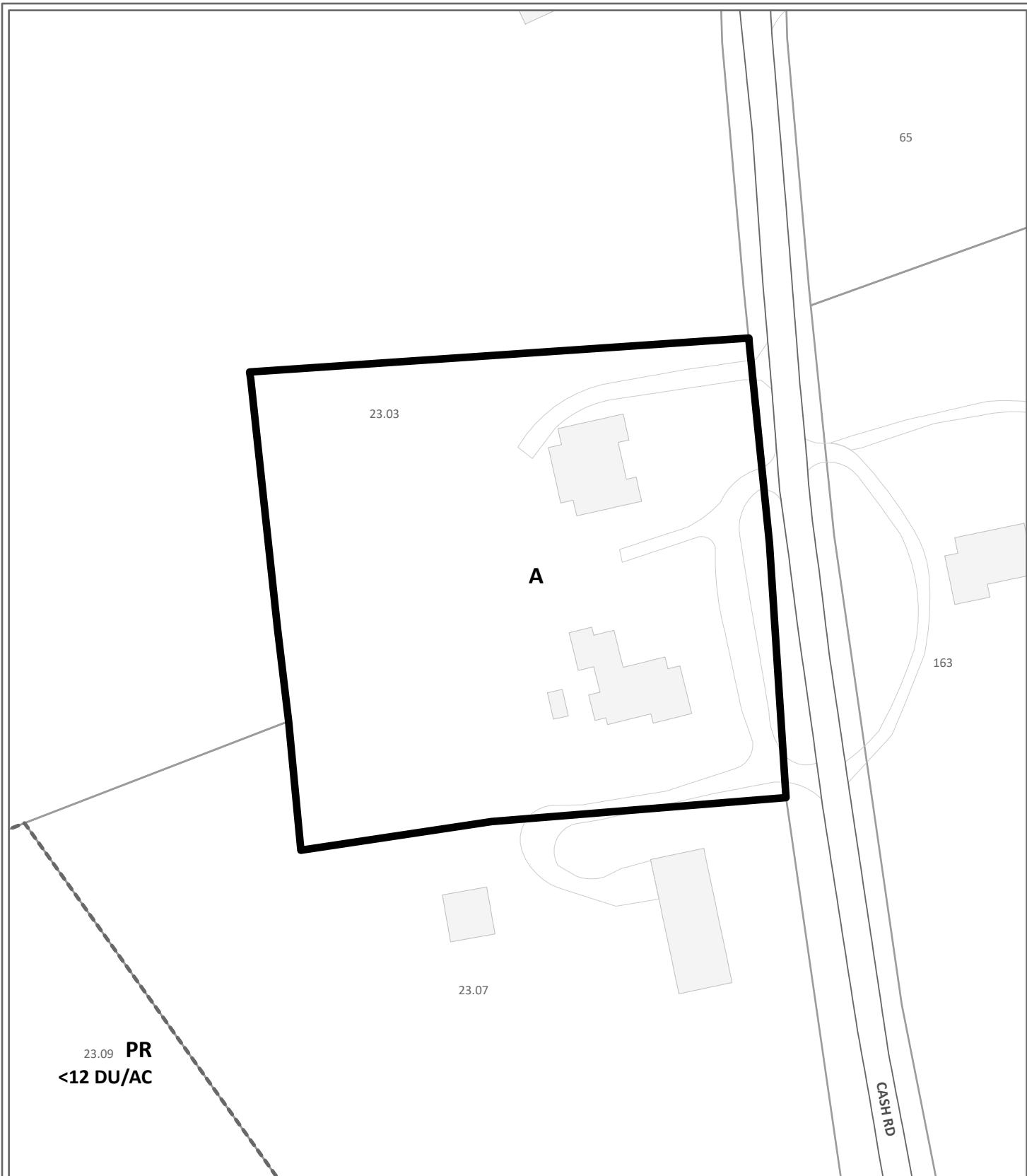
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The subject property is within the Rural Area of the East County Community Plan. Rural Areas are considered appropriate for low density residential development in a pattern that preserves the rural look and feel. As previously mentioned, the RA zone requires a minimum lot area of 20,000 sq ft when not connected to a sanitary sewer system, which is the case here, and is considered a low density residential zone. As such, the RA zone at this location is consistent with the intent of the East County Community Plan and the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing options. The RA zone supports the intent of the Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

5-Q-26-RZ

Petitioner: John Lamb

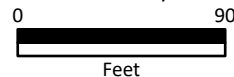


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 62

Jurisdiction: County



Original Print Date: 4/16/2026

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

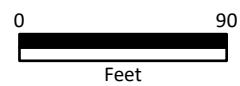
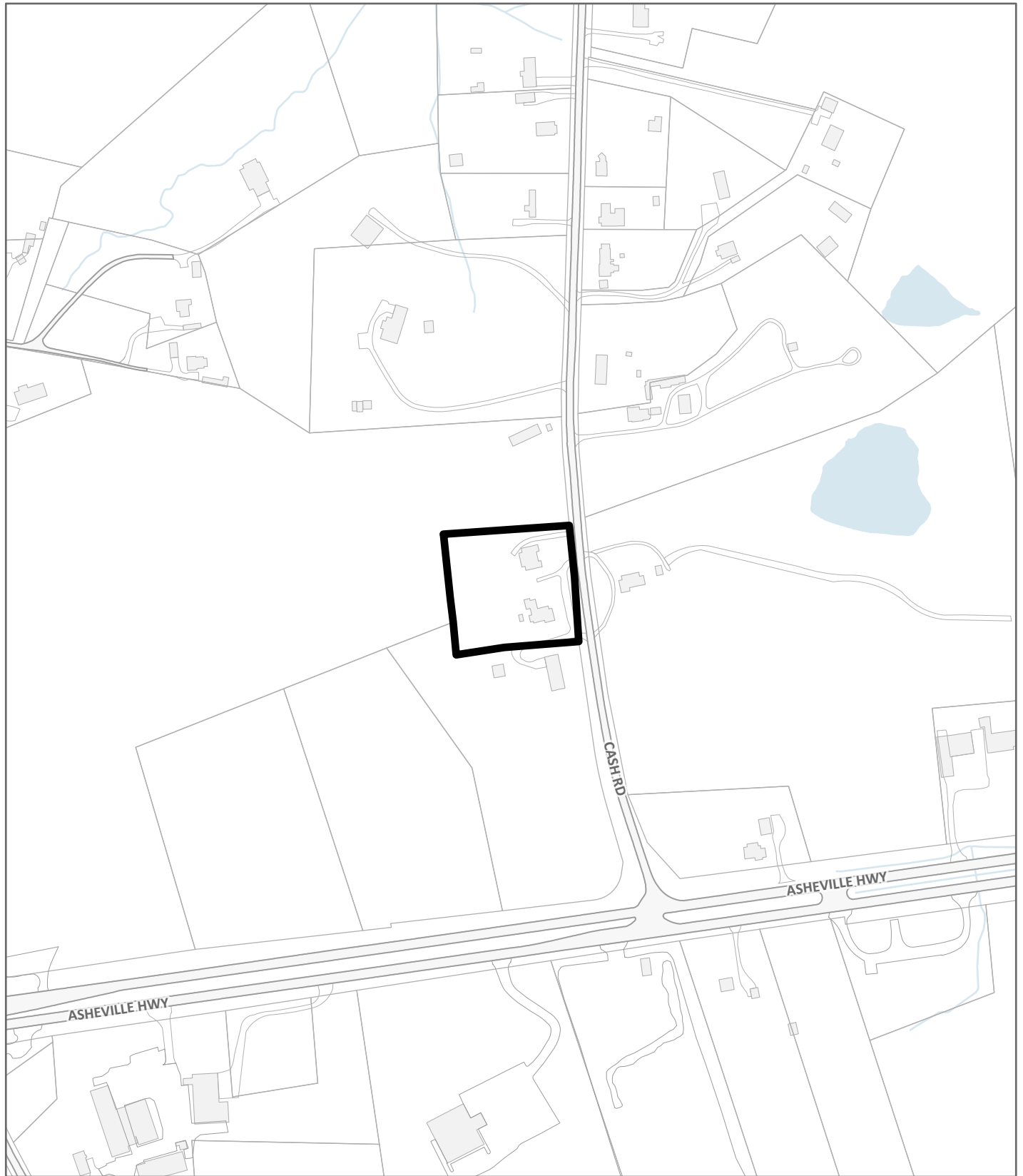


Exhibit A. Contextual Images



LOCATION MAP

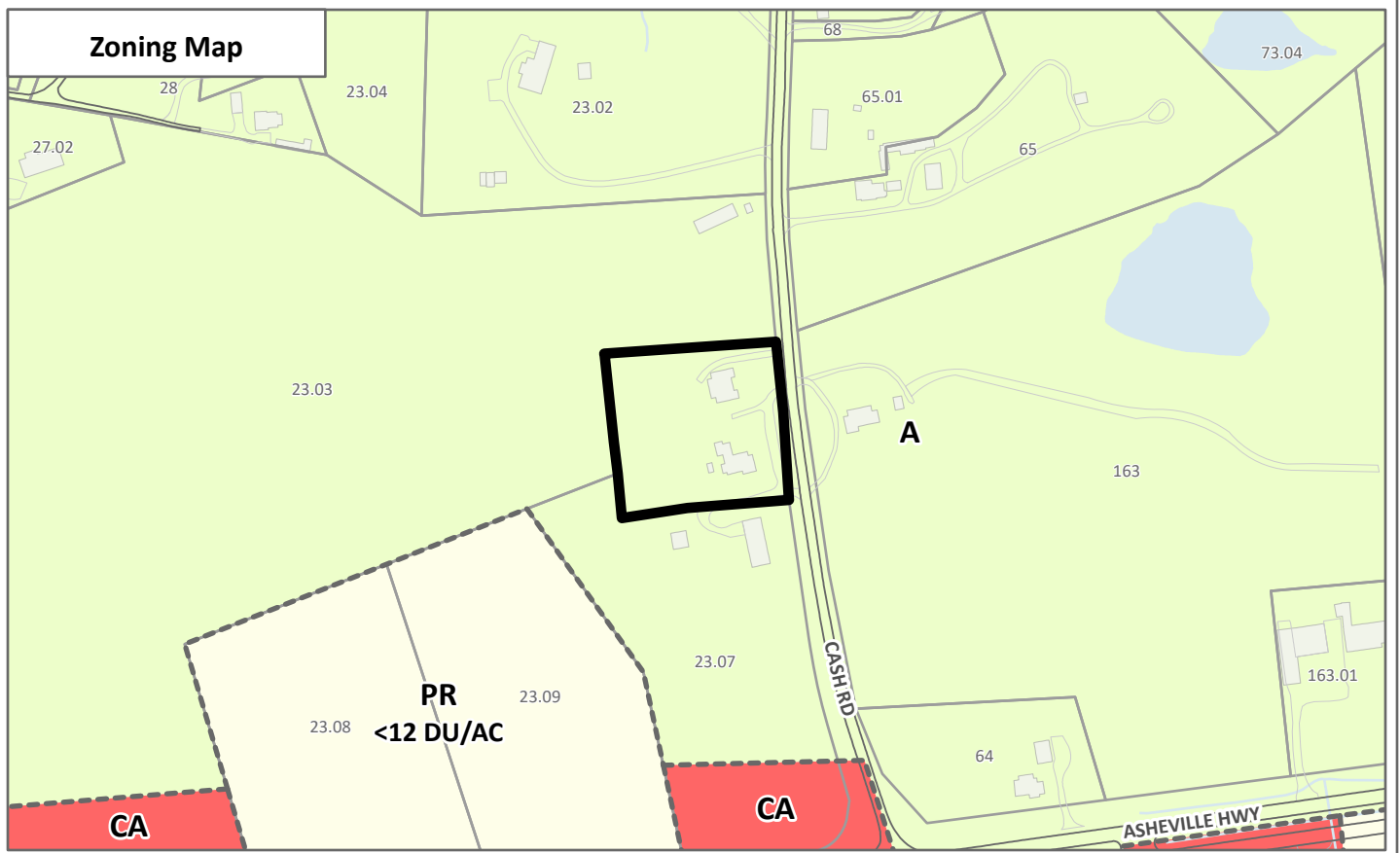
5-Q-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

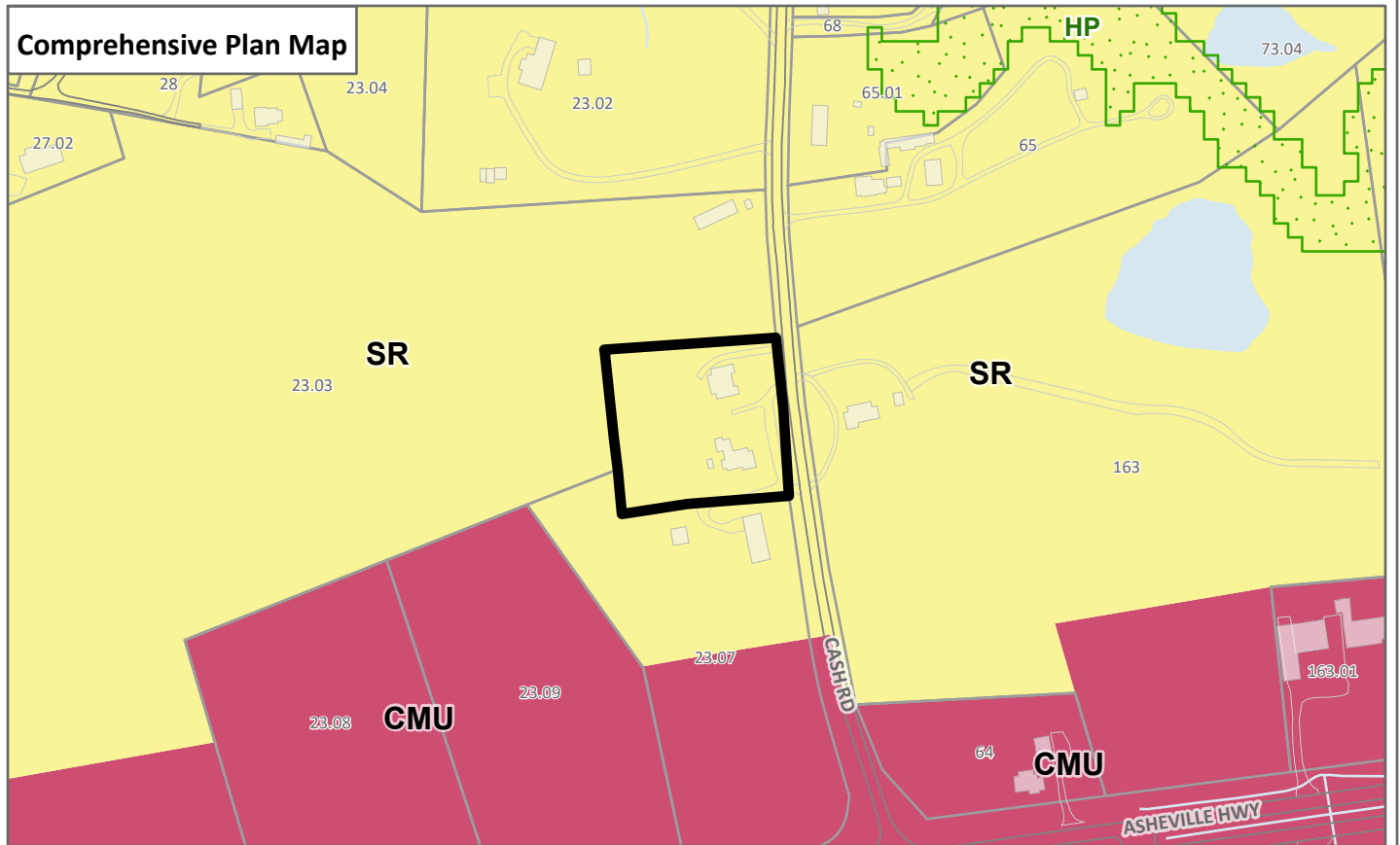


EXHIBIT A, CONTEXTUAL MAPS

5-Q-26-RZ



Case boundary



Existing Land Use Map

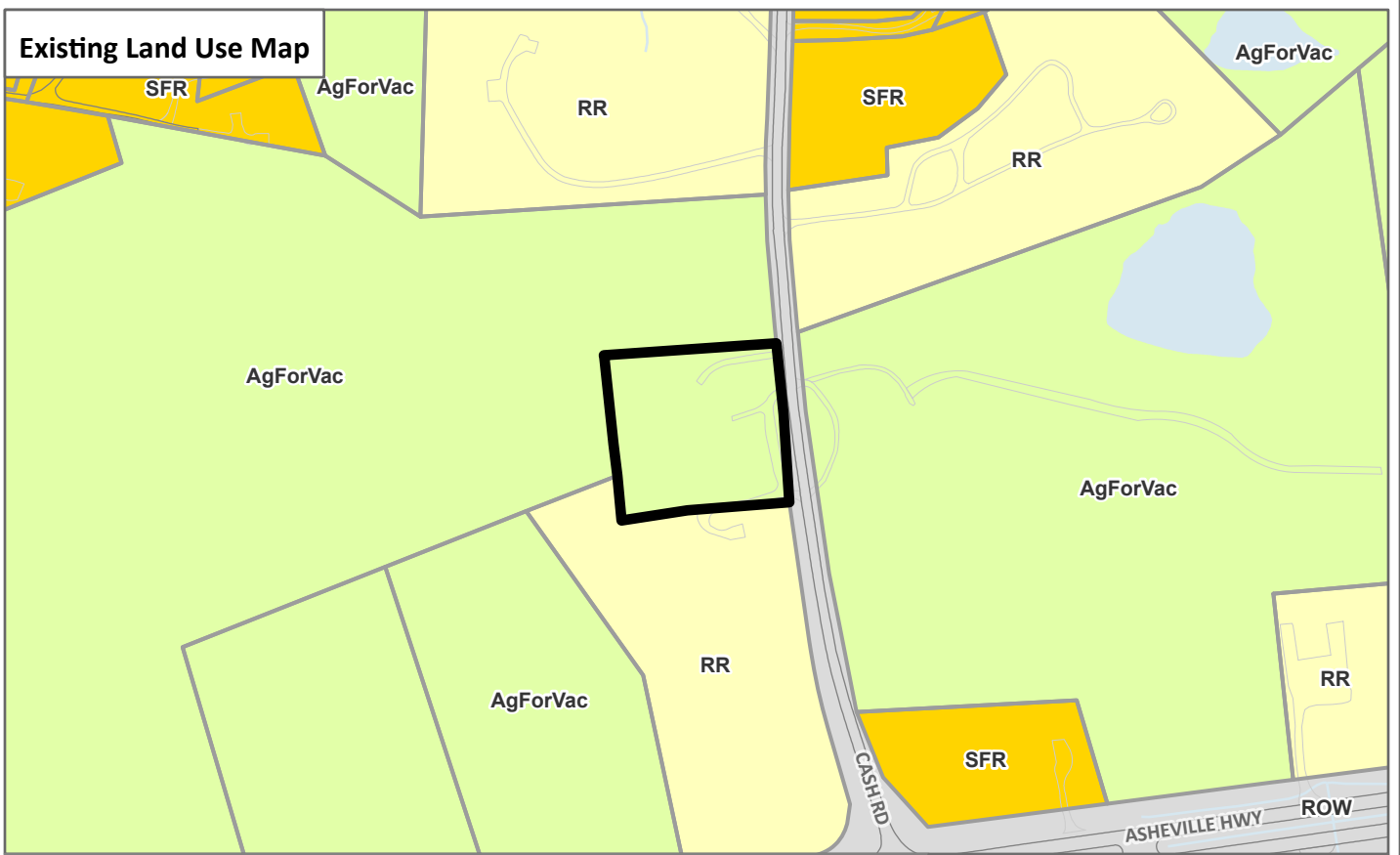


EXHIBIT A, CONTEXTUAL MAPS

5-Q-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgment

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/02/2026

05/15/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date



John Lamb

3/30/26